

In Re:

TOWN OF HAVERSTRAW PLANNING BOARD MEETING

August 10, 2022
7:30 p.m.

PLANNING BOARD MEETING held at One
Rosman Road, Garnerville, New York, before a Notary
Public of the State of New York.

RECEIVED

SEP 15 2022

TOWN OF HAVERSTRAW
TOWN CLERK

SANDY SAUNDERS REPORTING
254 South Main Street, Suite 216
New City, New York 10956
(845) 634-7561

EXHIBIT 8

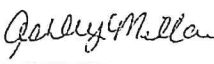
<p style="text-align: right;">Page 2</p> <p>1</p> <p>2 APPEARANCES:</p> <p>3 SAL CORALLO, CHAIRMAN</p> <p>4 GLENN WIDMER</p> <p>5 JOSEPH MICHALAK</p> <p>6 ROBERT SAMBRATO</p> <p>7 ANTHONY GIZZI</p> <p>8 LESTER KAHN</p> <p>9 CHRISTIE ADDONA, ESQ., ASSISTANT PLANNING BOARD ATTORNEY</p> <p>10 MICHAEL D. KAUKER, PLANNING CONSULTANT</p> <p>11 GLENN MCCREEDY, TOWN ENGINEER</p> <p>12 GEORGE T. BEHN, JR., BUILDING INSPECTOR</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 3</p> <p>1 PROCEEDINGS</p> <p>2 THE CHAIRMAN: Good evening, everyone.</p> <p>3 Welcome to the Town of Haverstraw Planning Board,</p> <p>4 August 10, 2022, 7:30 p.m.</p> <p>5 Would everyone please stand for the</p> <p>6 Pledge.</p> <p>7 (Whereupon, the Pledge of Allegiance was</p> <p>8 recited.)</p> <p>9 THE CHAIRMAN: Would the clerk please</p> <p>10 read the roll call.</p> <p>11 THE SECRETARY: Sal Corallo?</p> <p>12 CHAIRMAN CORALLO: Present.</p> <p>13 THE SECRETARY: Glenn Widmer?</p> <p>14 MR. WIDMER: Here.</p> <p>15 THE SECRETARY: Joe Michalak?</p> <p>16 MR. MICHALAK: Here.</p> <p>17 THE SECRETARY: Robert Sambrato?</p> <p>18 MR. SAMBRATO: Here.</p> <p>19 THE SECRETARY: Anthony Gizzi?</p> <p>20 MR. GIZZI: Here.</p> <p>21 THE SECRETARY: Lester Khan?</p> <p>22 MR. KHAN: Here.</p> <p>23 THE CHAIRMAN: A quorum is present.</p> <p>24 Would somebody move for the adoption of the minutes</p> <p>25 of July 13, 2022.</p>
<p style="text-align: right;">Page 4</p> <p>1 PROCEEDINGS</p> <p>2 MR. GIZZI: Motion.</p> <p>3 THE CHAIRMAN: Moved by Mr. Gizzi.</p> <p>4 MR. WIDMER: Second.</p> <p>5 THE CHAIRMAN: Seconded by Mr. Widmer.</p> <p>6 All those in favor, signify by saying aye.</p> <p>7 (Whereupon, all of the Board Members</p> <p>8 responded "Aye.")</p> <p>9 THE CHAIRMAN: So carried.</p> <p>10 Item No. 1. K'hal Bnei Torah of Mount</p> <p>11 Ivy, 62 Riverglen, Thiells, Section 25.12, Block</p> <p>12 01, Lot 31. Site Plan Approval/SEQRA review.</p> <p>13 Convert a single-family home into house of worship;</p> <p>14 expand structure; construct a parking lot;</p> <p>15 retaining wall.</p> <p>16 The Public Hearing on this item was</p> <p>17 closed at our meeting of July 13th. I have asked</p> <p>18 our attorney to prepare a resolution, I'm going to</p> <p>19 ask her to read it.</p> <p>20 MS. ADDONA: Resolution of the Town of</p> <p>21 Haverstraw Planning Board. Application of K'hal</p> <p>22 Bnei Torah of Mount Ivy, 62 Riverglen Drive,</p> <p>23 Thiells, New York, the property. Tax Lot No.</p> <p>24 25.12, Block 01, Lot 31. R-25 Zoning District.</p> <p>25 Whereas, the applicant, K'hal Bnei Torah</p>	<p style="text-align: right;">Page 5</p> <p>1 PROCEEDINGS</p> <p>2 of Mount Ivy, has submitted an application to the</p> <p>3 town of Haverstraw Planning Board for site plan</p> <p>4 approval and approval to conduct certain functions</p> <p>5 in areas of the property identified as a</p> <p>6 conservation easement, in order to convert and</p> <p>7 expand an existing single-family home to a house of</p> <p>8 worship, which use is permitted in the R-25 Zoning</p> <p>9 District, and make other related improvements,</p> <p>10 including a parking lot and retaining walls (the</p> <p>11 "proposed project"); and</p> <p>12 Whereas, the applicant submitted the</p> <p>13 following plans in connection with this</p> <p>14 application:</p> <p>15 1. Site plan set, prepared by Brooker</p> <p>16 Engineering, PLLC, last revised 1/21/2022.</p> <p>17 Title sheet.</p> <p>18 Existing conditions and slope analysis.</p> <p>19 Site plan.</p> <p>20 Grading and utility plan.</p> <p>21 Erosion and sediment control plan.</p> <p>22 Detail sheet 1 of 2.</p> <p>23 Detail sheet 2 of 2.</p> <p>24 2. Architectural plans, prepared by</p> <p>25 Sketchy Plans, signed and sealed by Eric Knute</p>

<p style="text-align: right;">Page 6</p> <p>1 PROCEEDINGS</p> <p>2 Osborn, RA, New York State License No. 021585,</p> <p>3 dated 2/23/2022. Sheets T-100.00, A-100.00,</p> <p>4 A-101.00, A-102.00, A-200.00, A-201.00.</p> <p>5 Whereas, the property is shown as Lot 11</p> <p>6 on the Carlton Hills subdivision plat, which is a</p> <p>7 62-lot subdivision encompassing approximately</p> <p>8 43 acres, and Section 1 of the Carlton Hills</p> <p>9 subdivision plat, of which the property is a part,</p> <p>10 was filed with the Rockland County Clerk on May 27,</p> <p>11 1983, as Map No. 5493; and</p> <p>12 Whereas, there is a 100-foot-wide buffer</p> <p>13 around the perimeter of the subdivision that is</p> <p>14 identified on the plat as a "conservation</p> <p>15 easement"; and</p> <p>16 Whereas, as the property was a corner lot</p> <p>17 of the Carlton Hills subdivision, the property is</p> <p>18 burdened with this 100-foot buffer on both the west</p> <p>19 and south sides of the property; and</p> <p>20 Whereas, this area identified as</p> <p>21 a "conservation easement" was never accepted by the</p> <p>22 Town or recorded as a separate document with the</p> <p>23 County Clerk or the New York State Department of</p> <p>24 Environmental Conservation, and the DEC has advised</p> <p>25 they have no record of, nor do they regulate, this</p>	<p style="text-align: right;">Page 7</p> <p>1 PROCEEDINGS</p> <p>2 area on the applicant's property; and</p> <p>3 Whereas, this area has been treated as a</p> <p>4 local zoning restriction, like other setback and</p> <p>5 bulk requirements, and the town code authorizes the</p> <p>6 Planning Board to approve functions in areas</p> <p>7 designated as a conservation easement; and</p> <p>8 Whereas, the Planning Board held a</p> <p>9 preliminary presentation on this application at its</p> <p>10 August 11, 2021 meeting and opened a duly-noticed</p> <p>11 Public Hearing at its November 10, 2021, meeting,</p> <p>12 which Public Hearing was continued at its</p> <p>13 January 12, 2022 meeting, February 9, 2022 meeting,</p> <p>14 March 9, 2022 meeting, April 13, 2022 meeting,</p> <p>15 May 11, 2022 meeting, June 8, 2022 meeting, and</p> <p>16 July 13, 2022 meeting, and members of the public</p> <p>17 having ample opportunity to attend and be heard,</p> <p>18 the Public Hearing was closed on July 13, 2022; and</p> <p>19 Whereas, the Planning Board served as</p> <p>20 lead agency for a coordinated review pursuant to</p> <p>21 the State Environmental Quality Review Act, and at</p> <p>22 its June 8, 2022, meeting adopted a negative</p> <p>23 declaration, thus ending the SEQRA process, which</p> <p>24 negative declaration is attached hereto and made a</p> <p>25 part hereof; and</p>
<p style="text-align: right;">Page 8</p> <p>1 PROCEEDINGS</p> <p>2 Whereas, at its July 13, 2022 meeting,</p> <p>3 the Town of Haverstraw Zoning Board of Appeals</p> <p>4 unanimously adopted a resolution granting certain</p> <p>5 area variances, including four area variances that</p> <p>6 were related to existing conditions on the</p> <p>7 property, that would exist regardless of whether</p> <p>8 the property continued to be used for residential</p> <p>9 purposes or the property is converted to a house of</p> <p>10 worship, and three area variances related to the</p> <p>11 proposed use of the property as a house of worship;</p> <p>12 and</p> <p>13 Whereas, the Town retained a traffic</p> <p>14 engineering consultant, Stonefield Engineering &</p> <p>15 Design, to review the proposed plan and use and to</p> <p>16 suggest certain on-street traffic, parking and</p> <p>17 signage mitigation measures so that on-street</p> <p>18 parking occurs in a safe manner such that there is</p> <p>19 sufficient room for passenger and emergency vehicle</p> <p>20 circulation and access ("Stonefield plan"), which</p> <p>21 plan is attached hereto and made a part hereof; and</p> <p>22 Whereas, the Federal Religious Land Use</p> <p>23 and Institutionalized Persons Act, ("RLUIPA") "is</p> <p>24 the latest in long-running congressional efforts to</p> <p>25 accord religious exercise heightened protection</p>	<p style="text-align: right;">Page 9</p> <p>1 PROCEEDINGS</p> <p>2 from government imposed burden, consistent with</p> <p>3 Supreme Court precedent;" and</p> <p>4 Whereas, RLUIPA "prohibits a governmental</p> <p>5 entity from applying a land use regulation in a</p> <p>6 manner that imposes a substantial burden on the</p> <p>7 religious exercise of a person or institution," and</p> <p>8 when the religious use "has no ready alternatives,</p> <p>9 or where the alternatives require substantial</p> <p>10 'delay, uncertainty, and expense,'" a denial of the</p> <p>11 land use application could demonstrate a</p> <p>12 substantial burden on religious exercise; and</p> <p>13 Whereas, "federal courts have held zoning</p> <p>14 ordinances or zoning decisions, that significantly</p> <p>15 lessen the prospect of a religious institution</p> <p>16 being able to use the property to further its</p> <p>17 religious mission contravene RLUIPA;" and</p> <p>18 Whereas, if this application was subject</p> <p>19 to RLUIPA litigate, RLUIPA's "remedial purpose and</p> <p>20 effect" to alleviate any substantial burden on the</p> <p>21 applicant's religious exercise could result in</p> <p>22 significant monetary penalties to the Town (which</p> <p>23 would be the burden of the taxpayers) as well as a</p> <p>24 more impactful project, and in this circumstance, a</p> <p>25 federal court has held that "any purported 'burden'</p>

<p style="text-align: right;">Page 10</p> <p style="text-align: center;">PROCEEDINGS</p> <p>on the municipality and its residents is an inevitable consequence of resolving RLUIPA litigation, which congress anticipated when drafting the statute and requiring its remedial construction," and in holding such, the Court rejected the allegations of "reverse discrimination" under, or "weaponization" of, RLUIPA; and</p> <p>Whereas, in addition, under longstanding state law, educational and religious uses "have enjoyed special treatment with respect to residential zoning ordinances and have been permitted to expand into neighborhoods where nonconforming uses would otherwise not have been allowed" and "greater flexibility is required in evaluating an application for a religious use than an application for another use, and every effort to accommodate the religious use must be made;" and</p> <p>Whereas, local zoning also cannot require a showing "that no ill effects will result from the proposed use" as this "is improper because it fails to recognize that educational and religious uses ordinarily have inherited beneficial effects;" and</p> <p>Whereas, "the presumptive value of</p>	<p style="text-align: right;">Page 11</p> <p style="text-align: center;">PROCEEDINGS</p> <p>religious facilities must be balanced against any actual detriment to the public health, safety, or welfare, bearing in mind that typical hazards of traffic congestion, noise, diminution in property values, and the like, are generally insufficient to outweigh the public benefit of religious institutions and the constitutional protections to which such organizations are entitled," and "where an irreconcilable conflict exists between the right to erect a religious structure and the potential hazards of traffic or diminution in value, the latter must yield to the former;" and</p> <p>Now therefore,</p> <p>Be it resolved, in light of the foregoing, and based upon the following findings, the Planning Board authorizes the functions shown on the site plan in the areas designated as being in the "conservation easement":</p> <p>1. The western boundary of the property (the rear of the lot) abuts public parkland. All of the parcels on the west side of Riverglen Drive in the Carlton Hills subdivision have the conservation easement area running along the rear of the property abutting the parkland. The</p>
<p style="text-align: right;">Page 12</p> <p style="text-align: center;">PROCEEDINGS</p> <p>Planning Board and its consultants worked with the applicant to minimize the intrusion into the western conservation easement to the extent possible, such that the only activity in the western conservation easement will be the installation of retaining walls to support the construction of a parking lot needed to provide on-site parking for the use. The applicant proposed reducing the size of the parking lot from the 27 parking spaces to 15 parking spaces, which would have potentially eliminated the need to encroach upon the western conservation easement. However, the Board finds the impacts from reducing the amount of on-site parking would be greater than the minimal intrusion into the western conservation easement area.</p> <p>2. This is the only parcel in the entire Carlton Hills subdivision that is burdened with the conservation easement area on two sides of its property. None of the other lots in the subdivision are burdened on the entire side of their property with the conservation easement area. While at the time of the subdivision, the southern boundary (the side of the lot) also abutted</p>	<p style="text-align: right;">Page 13</p> <p style="text-align: center;">PROCEEDINGS</p> <p>undeveloped land, this land has since been developed with a single-family home. Therefore, the conservation easement area along the southern boundary of the property no longer serves its intended function. The rest of the neighborhood has been developed and it is overly burdensome to the property to have to abide by the conservation easement area when the other properties in the subdivision (and surrounding the subdivision) do not have this restriction.</p> <p>In addition, the activities in the southern conservation easement area is for the construction of an on-site parking lot that is required by the town code and is necessary to support the use of the property without overburdening the on-street parking. The applicant is also proposing to install ample landscaping around the parking lot, including in the conservation easement area.</p> <p>3. The existing driveway on the property already encroaches upon the southern conservation easement area.</p> <p>4. To the extent other property owners claimed they were not allowed to do work in the</p>

<p style="text-align: right;">Page 14</p> <p style="text-align: center;">PROCEEDINGS</p> <p>conservation easement area on their own property, the code allows all property owners to seek permission from the Planning Board for functions in conservation easement areas.</p> <p>5. To the extent other property owners claimed they received violations from the town for work done in the conservation easement areas on their property, that is because they did not follow the proper procedure in notifying the Town and seeking the proper authorizations and/or approvals before engaging in the work. In this instance, the applicant has made an application to the Planning Board and has gone through a lengthy and thorough land use review process during which the Planning Board and its staff/consultants reviewed various iterations of the plans and considered the costs and benefits of allowing these activities in the conservation easement area.</p> <p>Specifically, the applicant will have to ensure there will be no storm water impacts from the proposed project and will provide a zero-net increase in stormwater runoff from the site through the installation of a stormwater detention facility.</p>	<p style="text-align: right;">Page 15</p> <p style="text-align: center;">PROCEEDINGS</p> <p>6. In this specific situation, the Board finds that given (a) the deference and accommodations that must be afforded to the religious uses under state and federal law, (b) the unique history and application of the conservation easement area as it relates to this property, (c) the thorough and lengthy land use review process for this application, and (d) the fact that the functions in the conservation easement area are related to the parking lot that is necessary for the religious use and to reduce potential impacts to the neighborhood, it is warranted to authorize the functions shown on the site plan in the conservation easement areas.</p> <p>And be it further resolved, based upon the foregoing, the application for preliminary and final site plan approval to construct an addition to the existing structure and related improvements, including a parking lot and retaining walls, to convert the property to a house of worship are granted with the follow be limitations and conditions:</p> <p>1. Prior to the signing of the approved plans by the Planning Board Chairman, the following</p>
<p style="text-align: right;">Page 16</p> <p style="text-align: center;">PROCEEDINGS</p> <p>conditions must be met:</p> <p>A. The applicant shall comply with all rules, regulations, and requirements of any and all agencies, entities, departments, boards, and municipalities with jurisdiction over the proposed project, and this approval is conditioned upon the applicant receiving any and all approvals/permits required by such agencies without material deviation from the approved plans.</p> <p>B. The applicant shall revise the bulk table shown on the plans to be consistent with the variances granted by the Zoning Board.</p> <p>C. The applicant shall pay all outstanding monies owed to the Town in connection with the Planning Board and its consultants and staff processing, reviewing, and preparing documentation on this application.</p> <p>D. No portion of any approval by the Planning Board shall take effect until (1) all of the above-stated conditions are met, (2) the approved plans are signed by the Chairman of the Planning Board, and (3) the approved plans signed by the Chairman of the Planning Board are filed with the Building Department.</p>	<p style="text-align: right;">Page 17</p> <p style="text-align: center;">PROCEEDINGS</p> <p>2. Prior to issuance of a building permit, the applicant shall complete the following:</p> <p>A. In accordance with Town Code 137-96(A) and A173-10(D), the applicant shall provide a performance bond in a form satisfactory to the Planning Board attorney and in an amount satisfactory to the Town Consulting Engineer based upon the cost estimate of the site plan improvements as shown on the approved plans to ensure adequate completion of these improvements.</p> <p>B. In accordance with Town Code A173-16(B), the applicant shall provide escrow established based upon a percentage of the town consulting engineer's cost estimate to ensure the site improvements can be inspected for compliance with the approved plans.</p> <p>C. The applicant shall obtain approval from the Architectural Review Board for a design of the structure that is consistent with the residential character of the neighborhood, but that does not make any other changes to the size, layout, location, or configuration of the structure or the property. If any such changes are made to the plans, the applicant shall make an application</p>

<p style="text-align: right;">Page 18</p> <p style="text-align: center;">PROCEEDINGS</p> <p>1 to the Planning Board for amended site plan</p> <p>2 approval.</p> <p>3 3. Prior to obtaining a certificate of</p> <p>4 occupancy:</p> <p>5</p> <p>6 A. The applicant shall use all feasible</p> <p>7 efforts to implement the on-street mitigation</p> <p>8 measures shown on the Stonefield Plan and</p> <p>9</p> <p>10 B. The applicant shall ensure the</p> <p>11 structure is fully-sprinklered and shall</p> <p>12 incorporate any other fire protection measures</p> <p>13 deemed necessary by the Building Inspector and the</p> <p>14 Fire Department to ensure compliance with the</p> <p>15 Uniform Fire Prevention and Building Code.</p> <p>16</p> <p>17 4. Any proposed signage on the property</p> <p>18 or abutting the property in the Town's right of way</p> <p>19 shall comply with the town code and the applicant</p> <p>20 shall obtain any necessary approvals from the Town</p> <p>21 prior to installation.</p> <p>22</p> <p>23 5. As represented and consented to by</p> <p>24 the applicant: (a) the occupancy of the entire</p> <p>25 structure shall never exceed 107 people, (b) the</p> <p>sanctuary and meeting room shall never be occupied</p> <p>at the same time, and (c) no one shall reside on</p> <p>the property and there shall not be any overnight</p>	<p style="text-align: right;">Page 19</p> <p style="text-align: center;">PROCEEDINGS</p> <p>1 occupancy of the property.</p> <p>2</p> <p>3 6. The applicant shall advise the</p> <p>4 congregants to use the parking lot to the extent</p> <p>5 practicable, abide by all traffic and parking laws</p> <p>6 and regulations, and utilize safe pedestrian</p> <p>7 practices.</p> <p>8</p> <p>9 7. The Planning Board attorney shall</p> <p>10 submit a memorandum to the Town Board on behalf of</p> <p>11 the Planning Board requesting that the Town Board</p> <p>12 consider whether it is feasible to install</p> <p>13 sidewalks in the area.</p> <p>14</p> <p>15 8. The granting of this application</p> <p>16 shall not be deemed to relieve the applicant of the</p> <p>17 need to obtain approvals or permits from any other</p> <p>18 board, agency, or officer as prescribed by law or</p> <p>19 ordinance with regard to the approved plan or</p> <p>20 construction or any other phase of the project.</p> <p>21 Further, the granting of this application shall not</p> <p>22 be deemed to relieve the applicant of the need to</p> <p>23 comply with any and all other local, state, and</p> <p>24 federal requirements, including but not limited to</p> <p>25 compliance with the New York State Uniform Code and</p> <p>any applicable regulations related to the proposed</p> <p>use, location, or construction.</p>
<p style="text-align: right;">Page 20</p> <p style="text-align: center;">PROCEEDINGS</p> <p>1</p> <p>2 9. All work shall be in strict</p> <p>3 compliance with the approved plans and all rules,</p> <p>4 regulations, and laws and ordinances governing the</p> <p>5 site plan and construction on the site. In event</p> <p>6 the Town Consulting Engineer, Superintendent of</p> <p>7 Highways, and Building Inspector agree that, as a</p> <p>8 result of conditions in the field, field changes</p> <p>9 are necessary to complete the work of the site</p> <p>10 plan, and if, in the opinion of the Town Consulting</p> <p>11 Engineer and Building Inspector, such field changes</p> <p>12 are minor and do not have any material negative</p> <p>13 impact on the overall design of the site plan,</p> <p>14 traffic circulation, and/or drainage of the site,</p> <p>15 including but not limited to roads, sewers, and</p> <p>16 drainage, then the Town Consulting Engineer and</p> <p>17 Building Inspector may, upon the filing of amended</p> <p>18 plans which reflect such field changes, allow such</p> <p>19 changes. In all other circumstances, any deviation</p> <p>20 from or change in the approved plans shall require</p> <p>21 application to this Board for amendment of this</p> <p>22 approval.</p> <p>23</p> <p>24 10. No work may be commenced on any</p> <p>25 portion of the site without first contacting the</p> <p>Building Inspector and Town Consulting Engineer to</p>	<p style="text-align: right;">Page 21</p> <p style="text-align: center;">PROCEEDINGS</p> <p>1 ensure that all permits and approvals have been</p> <p>2 obtained and all permit fees paid and to establish</p> <p>3 an inspection schedule. Failure to comply with</p> <p>4 this provision shall result in the immediate</p> <p>5 revocation of all permits issued by the Town, along</p> <p>6 with the requirement to reapply (including the</p> <p>7 payment of application fees) for all such permits,</p> <p>8 the removal of all work performed, and restoration</p> <p>9 to its original condition of any portion of the</p> <p>10 site disturbed and such other additional civil and</p> <p>11 criminal penalties, as the courts may impose.</p> <p>12</p> <p>13 11. The property shall be inspected by</p> <p>14 the Building Inspector, the Town's Consultant</p> <p>15 Engineer, and any other consultants or</p> <p>16 professionals deemed necessary or appropriate by</p> <p>17 the Building Inspector to ensure that all</p> <p>18 construction, improvements, and modifications were</p> <p>19 done in accordance with all applicable federal,</p> <p>20 state, and local laws and regulations and all</p> <p>21 professional standards and guidelines prior to the</p> <p>22 field being operational.</p> <p>23</p> <p>24 12. This application is granted subject</p> <p>25 to the accuracy of the representations made by the</p> <p>applicant and its representatives to the Planning</p>

<p style="text-align: center;">PROCEEDINGS</p> <p style="text-align: right;">Page 22</p> <p>1 Board in its written submissions and during the</p> <p>2 public hearing, and if any material representation,</p> <p>3 whether or not it is included in this resolution,</p> <p>4 is found to be inaccurate, at the discretion of the</p> <p>5 Planning Board, the applicant shall be required to</p> <p>6 make an application for an amended approval.</p> <p>7</p> <p>8 13. This resolution shall be of no force</p> <p>9 or effect unless and until there is full compliance</p> <p>10 with all of its requirements and conditions.</p> <p>11 Dated as of August 10, 2022.</p> <p>12 THE CHAIRMAN: Thank you. Would somebody</p> <p>13 move on the resolution, please.</p> <p>14 MR. SAMBRATO: I will move it.</p> <p>15 THE CHAIRMAN: Moved by Mr. Sambrato.</p> <p>16 MR. GIZZI: Second.</p> <p>17 THE CHAIRMAN: Seconded by Mr. Gizzi.</p> <p>18 All those in favor, signify by saying</p> <p>19 aye.</p> <p>20 MR. GIZZI: Aye.</p> <p>21 THE CHAIRMAN: Aye. Opposed?</p> <p>22 MR. WIDMER: Opposed.</p> <p>23 MR. MICHALAK: Opposed.</p> <p>24 MR. SAMBRATO: Opposed.</p> <p>25 THE CHAIRMAN: We have three opposed, two</p>	<p style="text-align: center;">PROCEEDINGS</p> <p style="text-align: right;">Page 23</p> <p>1 ayes, so the application is turned down.</p> <p>2 Next meeting will be on September 14th.</p> <p>3 Motion to adjourn the meeting.</p> <p>4 MR. MICHALAK: I make that motion.</p> <p>5 THE CHAIRMAN: Moved by Mr. Michalak.</p> <p>6 MR. WIDMER: Second.</p> <p>7 THE CHAIRMAN: Second by Mr. Widmer.</p> <p>8 All those in favor, signify by saying</p> <p>9 aye.</p> <p>10 (Whereupon, all of the Board Members</p> <p>11 responded "Aye.")</p> <p>12 THE CHAIRMAN: Meeting adjourned.</p> <p>13 (Whereupon, the meeting was adjourned.)</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18 * * * * *</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: center;">C E R T I F I C A T I O N</p> <p>Certified to be a true and accurate</p> <p>transcript of the stenographic minutes taken</p> <p>within.</p> <p style="text-align: right;">  Ashley Millan, Senior Court Reporter </p> <p>Dated: August 16, 2022</p>	<p style="text-align: right;">Page 25</p> <p>1 Errata Sheet</p> <p>2</p> <p>3 NAME OF CASE: In Re: TOWN OF HAVERSTRAW PLANNING BOARD MEETING</p> <p>4 DATE OF DEPOSITION: 08/10/2022</p> <p>5 NAME OF WITNESS:</p> <p>6 Reason Codes:</p> <p>7 1. To clarify the record.</p> <p>8 2. To conform to the facts.</p> <p>9 3. To correct transcription errors.</p> <p>10 Page ____ Line ____ Reason ____</p> <p>11 From ____ to ____</p> <p>12 Page ____ Line ____ Reason ____</p> <p>13 From ____ to ____</p> <p>14 Page ____ Line ____ Reason ____</p> <p>15 From ____ to ____</p> <p>16 Page ____ Line ____ Reason ____</p> <p>17 From ____ to ____</p> <p>18 Page ____ Line ____ Reason ____</p> <p>19 From ____ to ____</p> <p>20 Page ____ Line ____ Reason ____</p> <p>21 From ____ to ____</p> <p>22 Page ____ Line ____ Reason ____</p> <p>23 From ____ to ____</p> <p>24</p> <p>25</p>

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